

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2-12 Cunninghame Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,290,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	22 Rhodes Dr SALE 3850	\$1,480,000	14/10/2024
2	9 Millicent Ct SALE 3850	\$1,235,000	05/09/2024
3	47 Reid Dr WURRUK 3850	\$1,070,000	30/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/04/2025 13:21



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6600 sqm approx

Agent Comments

Comparable Properties



22 Rhodes Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$1,480,000

Method: Private Sale

Date: 14/10/2024

Property Type: House

Land Size: 5230 sqm approx



9 Millicent Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$1,235,000

Method: Private Sale

Date: 05/09/2024

Property Type: House

Land Size: 3953 sqm approx



47 Reid Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 4050 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690